



1 Mervyn Street Doncaster

Additional Information

Land Size: 1046 m² approx.
Great Development potentials
Two existing units on the block
Rental return for investors
Prime Doncaster location

Close proximity to

Schools	Birralee Primary School (Zoned) – 850m Box Hill North Primary School – 1.4km Koonung Secondary College (Zoned) – 1.2km Box Hill Institute – 2.7km
Shops	Westfield Doncaster – 1.2km Box Hill Central – 2.5km Jackson Court Shopping Centre -3.3km Blackburn Village Shopping Precinct – 5.2km
Parks	Katrina Street Reserve – 400m Elgar Park – 750m Wilsons Road Reserve – 1.4m Frank Sedgman Reserve – 1.4km
Transport	Box Hill Train Station – 3.5 km Bus route 281 - Templestowe - Deakin University Bus route 304 - City - Doncaster SC via Belmore Rd and Eastern Fwy Bus route 293 - Box Hill - Greensborough via Doncaster

Potential rental return
\$780-\$830 per week

Private Sale

Contact

Demi Liu 0434 192 556
Cameron Way 0418 352 380

Council Capital Improved Value (CIV)
\$TBA

Terms

10% deposit, balance 60/90/120 days (negotiable) or other such terms that the vendors have agreed to in writing.

Chattels

All fixed floor coverings, window furnishings and light fittings.

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

1 Mervyn Street, Doncaster Vic 3108

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,450,000

&

\$1,550,000

Median sale price

Median price \$1,366,000

House

X

Unit

Suburb Doncaster

Period - From 01/10/2017

to

30/09/2018

Source REIV

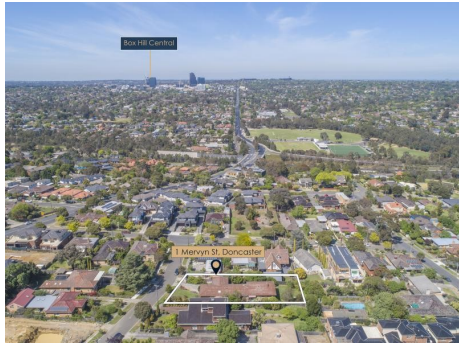
Comparable property sales (*Delete A or B below as applicable)

A* ~~These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:

Property Type: House (Previously Occupied - Detached)

Agent Comments

Indicative Selling Price

\$1,450,000 - \$1,550,000

Median House Price

Year ending September 2018: \$1,366,000

Comparable Properties



53 Whittens La DONCASTER 3108 (REI/VG)

Agent Comments



Price: \$1,555,000

Method: Auction Sale

Date: 23/06/2018

Rooms: -

Property Type: House (Res)

Land Size: 875 sqm approx



48 Boondara Rd MONT ALBERT NORTH 3129 (REI/VG)

Agent Comments



Price: \$1,420,000

Method: Sold Before Auction

Date: 24/08/2018

Rooms: 5

Property Type: House (Res)

Land Size: 819 sqm approx

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Sales of interest (Townhouses) in the area



21 Auburn Cr Doncaster
\$1,250,000 SOLD 14/09/2018
4 Bed, 2 Car, 2 Car, 226 sqm



2 Grover Road Doncaster
\$1,450,000 25/08/2018
4 Bed, 3 Car, 2 Car, 300 sqm



2/8 Fairway Road Doncaster
\$1,260,000 SOLD 21/07/2018
4 Bed, 3 Bath, 2 Car, 246 sqm



15 Fromhold Dr Doncaster
\$1,450,000 SOLD 02/07/2018
4 Bed 3 Bath, 2 Car, 380 sqm

Source: Realestateview.com.au PDOL – Property Data Online

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or enquires@oaic.gov.au.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.